

Himayatnagar Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	46-50%
Suits	Central-city professionals, rental investors
ORR exit	—
ORR distance	—

Why invest here

Himayatnagar is a well-connected central Hyderabad locality with metro access and mature infrastructure. Strong rental demand from professionals and proximity to commercial hubs ensure steady returns.

Infrastructure

- Nampally railway station modernisation
- Metro interchange stations (Red + Blue + Green lines)
- Ameerpet — busiest metro junction in Hyderabad
- Begumpet old airport land — massive redevelopment potential

Nearby localities

Somajiguda · Basheerbagh · Koti · Abids · Nallakunta

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

<https://aptlok.com/en/hyderabad/himayatnagar-real-estate-guide>

100+ Hyderabad locality guides + weekly newsroom · aptlok.com

Methodology: Investment score is computed from 6 weighted factors — price appreciation (25%), infrastructure pipeline (20%), rental yield (15%), connectivity (15%), supply pipeline (15%), and social infrastructure (10%). Full methodology at <https://aptlok.com/methodology>.

Data sources: HMDA layout database, Telangana RERA portal, sub-registrar transaction records (IGRS), Telangana Roads & Buildings Department, on-ground verification by AptLok analysts.

Citation format: "AptLok, Himayatnagar Real Estate Guide, <https://aptlok.com/en/hyderabad/himayatnagar-real-estate-guide>, accessed May 2026."

This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated May 22, 2026 from aptlok.com.